Durango Homeowners Association

Treasurer Report – 2020 Income, Expenses & Projected 2021 Budget

		2018 Year Actual	2019 Year Actual	2020 Year Actual		Yr over Yr Compare	2021 Budget	
	Previous Year Ending Balance	**$5,123**	**$3,158**	**$3,512**	5	$354	**$3,759**	
Income:	Income-Dues	$5,540	$6,895	$7,040		$145	$7,040	1
	Income- Dues Late Fees	$10	$0	$10		$10		
	Past Dues Collected	$0	$1,050	$190		-$860		
						$0		
	Total Income	**$5,550**	**$7,945**	**$7,240**		-$705	**$7,040**	
Expenses:	Lawn Care	$1,825	$2,203	$1,803	2	-$401	$1,800	
	Fertilize	$387	$472	$423		-$49	$425	
	Tree maintenance	$1,516	$1,552	$43		-$1,509	$500	3
	Fall / Spring Clean Up	$0	$300	$225			$300	
	Sprinkler Repair & adjustments	$130	$110	$454		$344	$500	6
	Sprinkler Activate & Blow out	$50	$155	$140			$140	
	Utilities - mostly water	$3,026	$2,191	$3,498		$1,307	$3,500	
	Insurance	$356	$356	$356		$0	$356	
	Entry Island Landscaping & Maint.	$46	$39	$40		$1	$100	
	Miscellaneous / Snow Removal	$149	$145	$0		-$145	$100	
	Legal (mostly lien filings)	$0	$0	$0		$0	$60	
	Prop Taxes,DORA & SOS Reg	$30	$68	$11	4	-$57	$35	
	Total Expenses	**$7,515**	**$7,591**	**$6,993**		-$598	**$7,816**	
YTD Ending:	**Ending Balance**	**$3,158**	**$3,512**	**$3,759**	7	$247	**$2,983**	

Comments:

1 44 homeowners @ $160, will likely go up next year

3 Can we go another year w/o major tree work?

4 2020 Dora paid Feb 2020, this is only prop tax

7 Balance as of 12/31/20

2 2019 Lawn care included delayed final bill of $479 for 2018 services

5 2020's Begin Balance is as of 2/29/2020 - misc 2019 invoices were recieved through Feb 2020

6 We are using a lot of water - budget in sprinkler repairs and system updates of up to $500